



Building Consistency Meeting

Residential

Date 12/04/2013 Recorder and minutes prepared by: Jay Garbus/Lon McSwain

Staff present: On File

Public present: Charles Sofinonski (M/I Homes); Kenny Childers (Cornerstone Builders); Ryan Meevwesen (M/I Homes) Dave Reynolds (BFS); Eric Wagner, Brian Hall (Classic Homes); Scott McCracken (Ryan Homes); Thomas Nunez

Meeting next month changed to the **SECOND WEDNESDAY** and will be on **January 8, 2014** in the kitchen room.

Meeting minutes will be on line only at meckweb.com

RESIDENTIAL MEETING

1) Notching of deck post for guardrails - 4x4 post cannot be notch.

From: Conner, David [mailto:David.Conner@ncdoi.gov]

Sent: Wednesday, August 10, 2011 3:39 PM

Subject: RE: notching of 4x4 post at deck rails.

The NC Residential Code, Table R301.5 requires that guardrails be designed for a minimum concentrated live load of 200 pounds applied at any point along the top. Thus, the guardrail supporting post (rail post) must be designed for the same loading at the top of the post (36 inches above the floor). The current Appendix M includes an acceptable deck design that incorporates 4"x4" rail posts bolted to the exterior side of the deck band. In question is whether the 4"x4" post could be notched to effectively yield a 2"x4" section at its connection to the band. This office has evaluated both cross sections (for treated SYP) and the evaluation shows that for the 2"x4" section the allowable bending stress is severely exceeded. The bending stress for the 4"x4" section is just within the allowable limits. The full 4"x4 section is required so that the allowable bending stress is not exceeded.

David W. Conner, Sr., PE
Chief Residential Building Code Consultant
Office of State Fire Marshall
NC Department of Insurance

2) Seals and dates verses codes references - need to make sure the plans meet the 2012 codes when redesigned. If the plans are approved by the county does not mean that it meets code, the field inspector may find items that are not code compliant and need to be corrected.

3) Does a termite letter need to be present or downloaded at final - Need termite letter at final or uploaded with proper address and permit number.

**WE STRIVE TO PROVIDE EXCELLENT PLAN REVIEW AND INSPECTIONS WITH
OUTSTANDING CUSTOMER SERVICES**



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Date 12/04/2013 Recorder and minutes prepared by: Jay Garbus/Lon McSwain

Approved By Lon McSwain Date 12/18/2013